

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N & S/S Branchleigh Road, Ext.
SE of Hanwell Road * ZONING COMMISSIONER
Deer Run, Section 2
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
Legal Owner: Holsan Develop- * Case No. 99-28-A
ment Corporation, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the residential development known as Deer Run, Section 2 located adjacent to Branchleigh Road and Brownpark Circle in the Owings Mills Community of northwestern Baltimore County. The Petition was filed by Holsan Development Corporation, property owner. A series of variances are requested to allow residential development on the subject property in the manner shown on the site plan. A copy of the specific regulations from which variances are requested, as well as the particular lots at issue is attached hereto, as Exhibit A. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case were Charlotte Hurtt and Steven Edmondson, on behalf of Grayson Homes, Inc., builder. Also present were Alan Scoll and David Thaler, on behalf of D.S. Thaler and Associates, Inc., the engineers/site planners who prepared the plan. The Petitioner was represented by Robert A. Hoffman, Esquire. Mr. Roderick W. Hart, a neighbor, also appeared and stated his concerns.

The subject property at issue is approximately 11.418 acres in area, split zoned D.R.16 and D.R.3.5. It is an irregularly shaped lot located near Winands Road in Owings Mills. The proposal concerns the second phase of the residential development known as Deer Run. The first phase has been built out. Much of the infra structure (e.g. roads, utilities,

COPIES FILED FOR FILING

Date

By

9/13/98
M. Chavira

etc.) for Phase 2 has been built out or is under construction. Phase 2 will contain 87 townhouse units. There were 47 units constructed in Phase 1.

Grayson Homes has contracted with Holson Development Corporation to build the units for Phase 2. In this regard, Mr. Edmondson, on behalf of that company offered testimony about the proposed townhouse design. He produced building elevations and photographs of similar units which the company has constructed. The proposed townhouses are taller than originally contemplated and will also contain garages. The garages will be built on the ground floor of the units, requiring the additional height. Moreover, as an amenity, the townhouses will be available with an optional sunroom and additional livable space to the rear.

Additional testimony and evidence offered was that the subject development was approved by the CRG (County Review Group) in 1989. Although that development review process is no longer used in Baltimore County, this development is subject to the regulations which were in effect on the date of that approval. In this regard, counsel for the Developer indicated that the project satisfied many of the regulations as to townhouse construction and setbacks which are presently in effect. However, variance relief is needed from many of the old regulations which are applicable to this development. It was indicated that the variances are necessary to upgrade the development and produce a type of home which is consistent with the demands in today's market. In this regard, it was indicated that the style of the proposed home has been very successful at other locations where same had been built by Grayson Homes and that there had been significant interest in this development.

An examination of the site plan reveals that the overall density for the project will not be increased as a result of the variances requested.

Although the houses will be slightly bigger and the yard areas, therefore, somewhat diminished, the same areas of open space and infrastructure, as originally proposed, will exist. Variance relief is necessary only to approve the style of the homes requested. Additionally, a variance is requested to permit a sign at the entrance of the property, identifying the community.

Ms. Hart testified and expressed certain concerns about overdevelopment of the site and in the area. Although these concerns are well founded, it is significant that the number of units proposed will remain as before. In fact, the density for the overall community proposed is less than permitted by the zoning regulations.

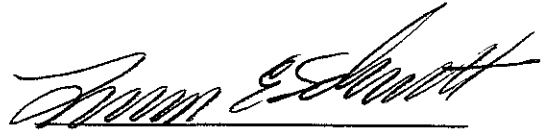
In my judgment, the Petitioner has satisfied the requirements set out in Section 307 of the BCZR. The uniqueness of the property is based upon the topography, configuration and size of the tract, as well as the existence of the installed infrastructure. Moreover, I find that the Petitioner would sustain practical difficulty if relief were denied and that there will be no adverse impact to the surrounding locale. Moreover, I believe that the proposed townhouse design represents an upgrade to what is permitted by right by the prior regulations and will result in a better residential development.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15TH day of September 1998 that variances from various sections of the BCZR to allow residential development in the manner proposed on the subject property, as shown on Exhibit No. A (attached), be and is hereby GRANTED subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES/mm



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

9/15/98
M. Good



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 11, 1998

Robert Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 99-28-A
Petition for Variance
Holsan Development Corporation, Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
att.

c: Ms. Charlotte Hurtt
Mr. Steven Edmondson
Grayson Homes, 9025 Chevrolet Drive
Ellicott City, Md. 21042

c: Messrs. David Thaler and Alan Scoll
D.S. Thaler and Assoc.
7115 Ambassador Road
Baltimore, Md. 21244





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Branchleigh Road and Brown Bark Circle

which is presently zoned DR 16, DR 3.5

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)

See attached list.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

Legal Owner(s):

Holsan Development Corporation

(Type or Print Name)

Signature George W. Stone, Jr., President

(Type or Print Name)

Signature

8894 Ft. Smallwood Rd., Suite 11 (410) 360-2105

Address

Phone No.

Pasadena

Maryland

21122

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave., Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

**DROP OFF
NO REVIEW
7/16/98 UCR**

99-28-A

KEY	REGULATION	DESCRIPTION OF VARIANCES REQUESTED
1	1B01.2.C.1 (BCZR) & V.B.3. (CMDP)	To allow a minimum 30' separation between townhouse building groups in lieu of 40' required. (Maximum Bldg. Ht. = 39.5'±) Lots: 53, 54, 60, 61, 73, 74, 79, 80, 91, 92, 98, 99, 110, 111, 127 & 128.
2	V.B.5.b (CMDP)	To allow a minimum 25' building-to-tract boundary setback in lieu of the 30' required. Lots: 68 through 100.
3	1B01.2.C.2.a (BCZR) & V.B.5.a	To allow a minimum 23' window-to-tract boundary setback in lieu of 35' required. Lots: 68 through 100.
4	1B01.2.C.2.b (BCZR) & V.B.6.c (CMDP)	To allow a minimum 26' window to window separation between townhouse groups in lieu of 40' required. Lots: 53, 54, 60, 61, 73, 74, 79, 80, 91, 92, 98, 99, 110, 111, 127 & 128.
5	V.B.7 (CMDP)	To allow a minimum private yard space of 400' S.F. in lieu of 500 S.F. required. Lots: 49, 50, 51, 52, 55, 56, 57, 58, 59, 62, 63, 64, 65, 66, 69, 70, 71, 72, 75, 76, 77, 78, 81, 82, 83, 84, 87, 88, 89, 90, 93, 94, 95, 96, 97, 100, 106, 107, 108, 109, 112, 113, 114, 117, 118, 119, 120, 121, 124, 125, 126, 129, 130, 131, 132 & 133.
6	301.1 (BCZR)	To allow a minimum setback of 13' for an open projection (deck) in lieu of 18.75' required. Lots: 48 through 134.
7	V.B.6.a. (CMDP) 2	To allow a minimum 15' window-to-side street R/W setback in lieu of 25' required. Lot: 134.
8	V.B.6.b. (CMDP)	To allow a minimum 0' window-to-property line setback in lieu of 15' required. Lot: 100
9	V.B.6.b. (CMDP) 1	To allow a minimum 13' window-to-property line setback in lieu of 15' required. Lots: 48, 53, 54, 60, 61, 67, 68, 73, 74, 79, 80, 85, 86, 91, 92, 98, 99, 105, 110, 111, 115, 116, 122, 123, 127, 128 & 134.
10	V.B.6.d (CMDP)	To permit a 51' front window to travel way centerline setback in lieu of 53', where perpendicular parking is provided; and 45' in lieu of 47', where perpendicular parking is not provided. Lots: 48 through 134.
11	413.1.e.1 (BCZR) 450.4 Class (2)	To allow one up to 60 S.F. single faced illuminated sign in lieu of the 15 S.F. permitted for a Community Entry Sign. 25

Deer Run Description of Var. AEO May 26 D#1-98 Deer Run AEO MicrosoftWord/Revised7/9/98

RECEIVED FOR FILING
Date 9/15/98
By [Signature]

June 9, 1998

PROPERTY DESCRIPTION
(Description for Zoning Petition)

DEER RUN, SECTION TWO

Beginning at a point located approximately 151 feet, Southwest of the intersection of the centerline of Paran Road and Branchleigh Road; (a 60 foot right-of-way), thence, running the following twenty-seven (27) courses and distances:

1. North 62°28'33" East 565.56 feet to a point; thence,
2. North 34°11'20" East 210.90 feet to a point; thence,
3. South 74°54'20" East 645.07 feet to a point; thence,
4. South 18°03'06" West 696.50 feet to a point; thence,
5. South 49°15'18" West 101.18 feet to a point; thence,
6. North 68°44'52" West 78.10 feet to a point; thence,
7. North 36°18'14" West 113.34 feet to a point; thence,
8. North 38°38'02" West 91.24 feet to a point; thence,
9. North 30°58'55" West 22.70 feet to a point; thence,
10. North 37°41'41" West 27.04 feet to a point; thence,
11. North 46°35'17" West 62.31 feet to a point; thence,
12. North 42°41'04" West 69.66 feet to a point; thence,
13. North 31°22'40" West 66.45 feet to a point; thence,
14. North 50°22'50" West 36.65 feet to a point; thence,
15. North 63°31'53" West 42.97 feet to a point; thence,
16. North 72°32'48" West 96.28 feet to a point; thence,

99-28-A

17. North 84°35'33" West 46.63 feet to a point; thence,
18. North 61°52'16" West 42.43 feet to a point; thence,
19. North 87°57'21" West 23.75 feet to a point; thence,
20. South 75°18'23" West 92.77 feet to a point; thence,
21. South 40°07'47" West 95.26 feet to a point; thence,
22. South 50°15'32" West 34.63 feet to a point; thence,
23. South 72°07'32" West 27.70 feet to a point; thence,
24. North 77°05'34" West 22.15 feet to a point; thence,
25. North 62°59'47" West 52.15 feet to a point; thence,
26. North 51°11'08" West 52.55 feet to a point; thence,
27. North 22°06'39" West 50.40 feet to the point of beginning.

Being all that land as shown on a Record Plat entitled "Plat of Section Two, Holsan Property" recorded in Plat Book S.M. No. 64, Folio 030.

Containing 11.418 acres of land, more or less.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 10, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #28)
Branchleigh Road & Brown Bark Circle
2nd Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, reading "Bruno Rudaitis".

Bruno Rudaitis
Planner II
Zoning Review

BR:rye

Enclosure (receipt)

c: Zoning Commissioner



BALTIMORE COUNTY, MARY. ID
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 055911

DATE 7/20/98 ACCOUNT 001-6150
AMOUNT \$ 650.00 (WCR)

RECEIVED
FROM: Venable, Baetjer & Howard
VARIANCES - MULTIPLE #070
FOR: Deer Run - Section 2
DROP OFF — NO REVIEW ITEM #28
99-28-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/21/1998 7/20/1998 16:12:21
REG 6503 CASHIER PWES PEW DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 051452 OFLN
CR NO. 055911

650.00 CHECK: FW
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

8/13/

19 98

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/13/ 19 98.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Annapolis and Regulations hearing in Towson, will hold a hearing on the property herein as follows:

28-A
Branchleigh Road Ex-
tension, SE of Hanwell Road
and Election District
2nd Councilmanic District
Legal Owner(s): Holman De-
velopment Corporation
Variance: to permit building
window, and open projection
(deck) setbacks for lots
48-134 and to permit a com-
munity sign of 60 square feet
in lieu of the allowed 25
square feet.
Hearing: Tuesday, Septem-
ber 1, 1998 at 10:00 a.m. in
Room 407, County Courts
407 Bosley Avenue.

CE E. SCHMIDT
Commissioner for
County

Hearings are
conducted for
immediation
187-3363.
concern-
Hearing,
1991.

1995

CERTIFICATE OF POSTING

RE Case No. 99-28-A

Petitioner/Developer GRAYSON HOMES, ETAL

ROBERT HOFFMAN, ESQ

Date of Hearing/Closing: 9/1/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen.

Post-it® Fax Note	7671	Date	# of pages <u>2</u>
To	<u>ROB HOFFMAN</u>	From	<u>O'KEEFE</u>
Co./Dept.	<u>V.B.H</u>	Co.	
Phone #	<u>494-6200</u>	Phone #	<u>905 8571</u>
Fax #	<u>821-0147</u>	Fax #	<u>666-5366</u>

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at ONSITE - N/S BRANCHLEIGH RD

The sign(s) were posted on

8/15/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/20/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

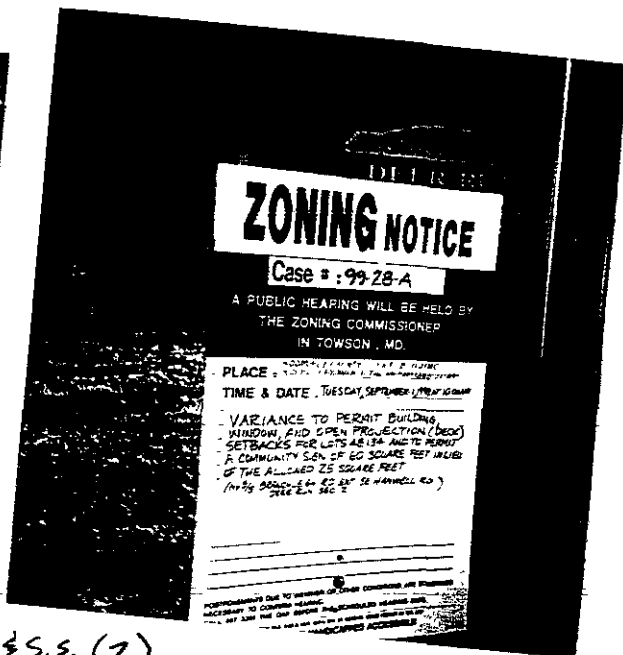
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



N & S. S. (2)
ENTR. RD. 99-28-A
N/S BRANCHLEIGH RD.
L. GRAYSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 31, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-28-A

N & S/S Branchleigh Road Extended, SE of Hanwell Road (Deer Run - Section 2)

2nd Election District - 2nd Councilmanic District

Legal Owner: Holsan Development Corporation

Variance to permit building, window, and open projection (deck) setbacks for lots 48-134 and to permit a community sign of 60 square feet in lieu of the allowed 25 square feet.

HEARING: Tuesday, September 1, 1998 at 10:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a stylized "34" at the end.

Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
Holsan Development Corporation

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 17, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
August 13, 1998 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-28-A

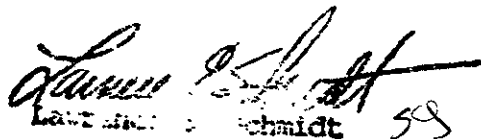
N & S/S Branchleigh Road Extended, SE of Hanwell Road (Deer Run - Section 2)

2nd Election District - 2nd Councilmanic District

Legal Owner: Holsan Development Corporation

Variance to permit building, window, and open projection (deck) setbacks for lots 48-134 and to permit a community sign of 60 square feet in lieu of the allowed 25 square feet.

HEARING: Tuesday, September 1, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 20, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition (Item #28)
Deer Run, Section 2
2nd Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosure

99-28-A



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-28-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT BUILDING,
WINDOW, AND OPEN PROJECTION (DECK)
SETBACKS ~~FOR~~ FOR LOTS 48-134 AND
TO PERMIT A COMMUNITY SIGN OF 60 SQ.
FT. IN LIEU OF ALLOWED 25 SQ. FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 26, 1998

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 28
Case No.: 99-28-A
Location: Branchleigh Road
and Brown Bark Circle

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 16, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: August 12, 1998
Department of Permits & Development
Management

FROM: *Sub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 10, 1998
Item Nos. 027, 028, 031, 032, 033,
035, 036, 037, 038, 039, 040, 041,
043 and Case No. 99-16-SPHA from 7/23/98

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

ZONE810.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *RR/SP*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *Aug 3, 98*

DATE: *2/13/98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:

27	35	41
<u>(28)</u>	36	
	37	424 RA
31	38	
33	39	43

RBS:sp

BRUCE2/DEPRM/TXTS8P



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

AUGUST 7, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: ESCO, LTD. 043
424 VA/TOWSON LIMITED PTNP. USE PERMIT
ELDEN E. LEBRUN AND GERALDINE D. LEBRUN 042
EDGEMERE FREE METHODIST CHURCH 034
THOMAS G. MITCHELL 032
HOLSAN DEVELOPMENT CORPORATION 028

Location: DISTRIBUTION MEETING OF AUGUST 3, 1998

Item No.: 028, 032, 034, 042, USE PERMIT Zoning Agenda:
043

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7-31-98
Item No. 028 WCR

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

LH
9/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: August 24, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

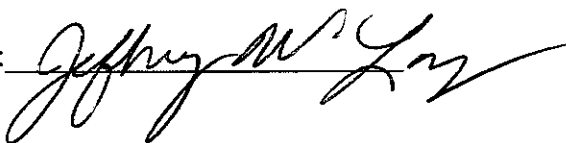
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 28

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:



AFK/JL

RE: PETITION FOR VARIANCE
Deer Run, Section 2, N and S/S Branchleigh Road
Ext., SE of Hanwell Rd, 2nd Election District, 2nd
Councilmanic

Legal Owners: Holsan Development Corp.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-28-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 24, 2001

Alan E. Scoll, RLA
Chief, Department of
Landscape Architecture
D.S. Thaler and Associates, Inc.
7115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-7428

Dear Mr. Scull:

RE: Deer Run (FKA Holson Property) Section 2
2nd Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. As you know per my several telephone calls, I have been trying to review your request with Mr. Larry Schmidt who has been extremely busy and then on vacation. Your request refers to a limited number of proposed houses with a 22 to 24 foot rear setback. Apparently, several building permit applications with less than a 25-foot rear setback have been denied by this office as the latest FDP showed a 25-foot setback. Your request states that one of your granted variance requests (item Number 5 on the chart) allowed a minimum private yard space of 400 square feet in lieu of the required 500 square feet and is shown on the hearing plan. This relief allows a 20 foot rear setback (except in the case of a lot adjacent to the tract boundary) since the only other applicable regulation was the 15 foot window to property line setback required in Section V.B. 6.b of the old comprehensive Manual of Development Policies (CMDP).

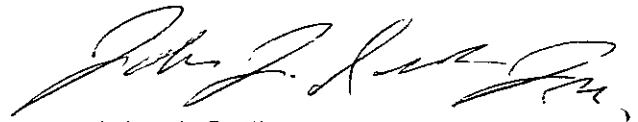
As per our telephone conversation this morning, Mr. Schmidt stated that the last approved plan "Petitioners Exhibit Number 1" in granted zoning Case Number 99-28-A shows the rear yard setbacks accurately and that the hearing plan supercedes the approved final development plan. Per Mr. Carl Richards, Zoning Supervisor, submit 3 copies of a "Hearing/Revised Final Development Plan" which includes the variance chart to this office. *The plan will be approved and put in our Development Plan file.* Also, copies of your and my letters will be put in both the Development Plan file and the Zoning Hearing file.



Page 2
Allan E. Scoll
August 24, 2001

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, appearing to read "John J. Sullivan".

John J. Sullivan
Planner II
Zoning Review

JJS:smh

Enclosure

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

210 Allegheny Ave 21204

Alan Scold

7115 Ambassador Rd

David Thaler

Bella, Md 21244

Charlotte Hurst

Graysen Home - 9025 Cherrist

Steven ~~Edmondson~~ Edmondson

Graysen Home was Cherrist D.

Ellen 21042
city



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

RODERICK W. HART

9841 BRANCHLEIGH RD.

Randallstown 21137



Steve Edmondson

20 x 32 foot units

higher unit + garages / libraries

older units in 5 one

Sun Rooms could come out 10 feet

or some will allow up to 36 feet deep houses

very successful in A.A. Co

Some up or in phase one

more grading if needed -

83 units in phase II

47 units in phase I.

~~Rob~~

Roderick Hart-

- lives in Brackhurst

- Brackhurst community
S.F.D

342 permitted

134 townhouse

Completely built out-

Went to testify

would require substantial
earth work if not allowed
many units

99-28-A

Crayon Homes

Winends Rd
Owning Mills

This is Deer Run -

purchasing the property
all of plans, plats approved

Some construction of road done

(Take with garages
taller ~~to~~ house

options - Sun Room

under old Reg.

window to window

Sun room

Height

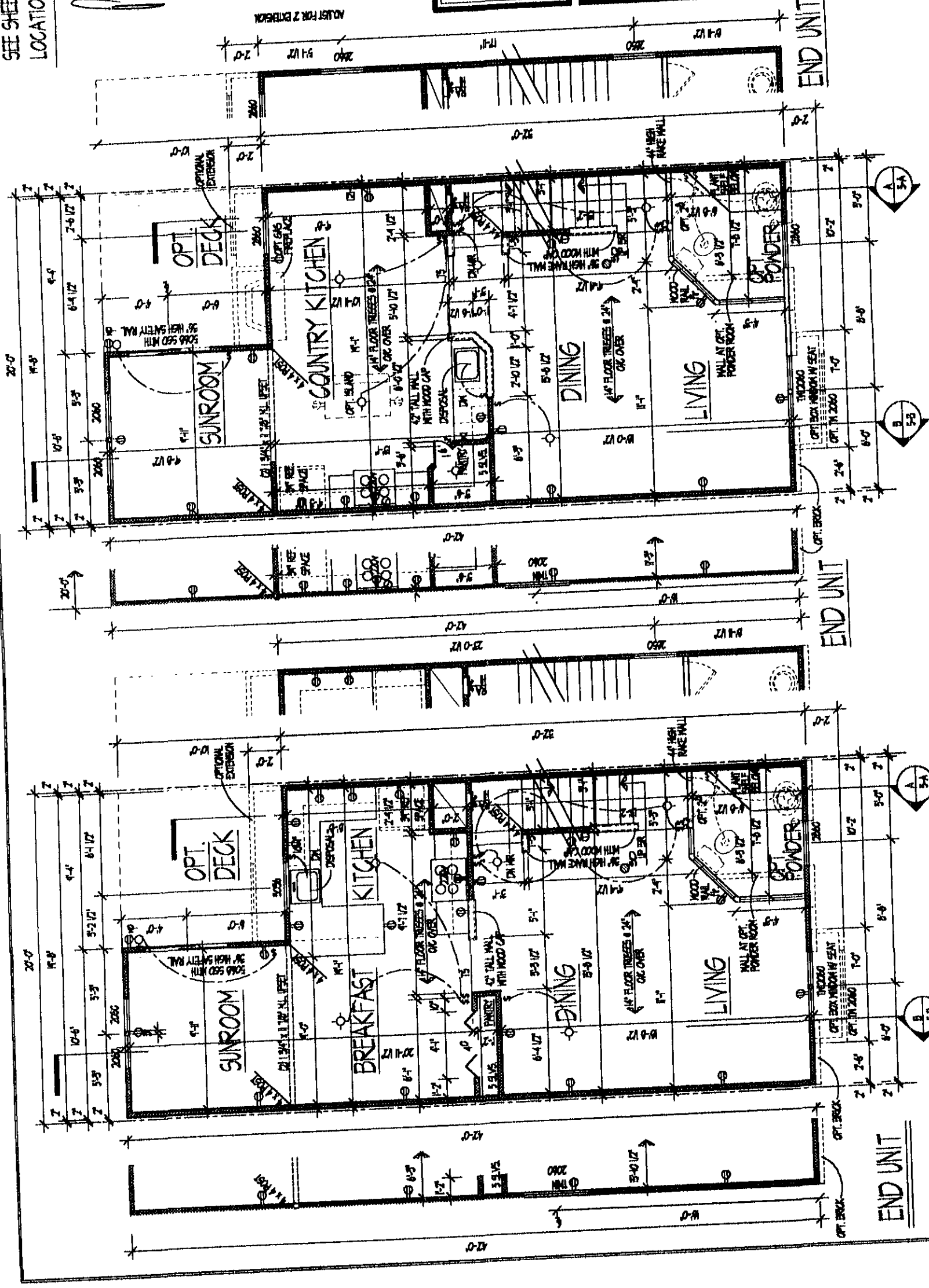
under
old
variances

Cumtances relate to the land -

Steve Edmondson -

SEE SHEET 2D FOR OPT. F.P.
LOCATION

102 No 2



dwtaylor
ASSOCIATES
ARCHITECT

500A DOWNEY HALL DRIVE SUITE 203
ELLSWORTH CITY, MARYLAND 21117
TEL: (410) 387-2004
FAX: (410) 387-2004
WWW.DWTAYLORARCHITECTS.COM

REVISIONS	
NO.	DESCRIPTION
1-0-0	GENERAL REVISIONS
2-0-0	GENERAL REVISIONS
3-0-0	GENERAL REVISIONS
4-0-0	GENERAL REVISIONS
5-0-0	GENERAL REVISIONS
6-0-0	GENERAL REVISIONS
7-0-0	GENERAL REVISIONS
8-0-0	GENERAL REVISIONS
9-0-0	GENERAL REVISIONS
10-0-0	GENERAL REVISIONS
11-0-0	GENERAL REVISIONS
12-0-0	GENERAL REVISIONS
13-0-0	GENERAL REVISIONS
14-0-0	GENERAL REVISIONS
15-0-0	GENERAL REVISIONS
16-0-0	GENERAL REVISIONS
17-0-0	GENERAL REVISIONS
18-0-0	GENERAL REVISIONS
19-0-0	GENERAL REVISIONS
20-0-0	GENERAL REVISIONS

PROJECT TITLE
GRAYSON HOMES
"MT. VERNON & MONTICELLO"

CONTENT
FIRST FLOOR PLANS
W/ OPT SUNROOM

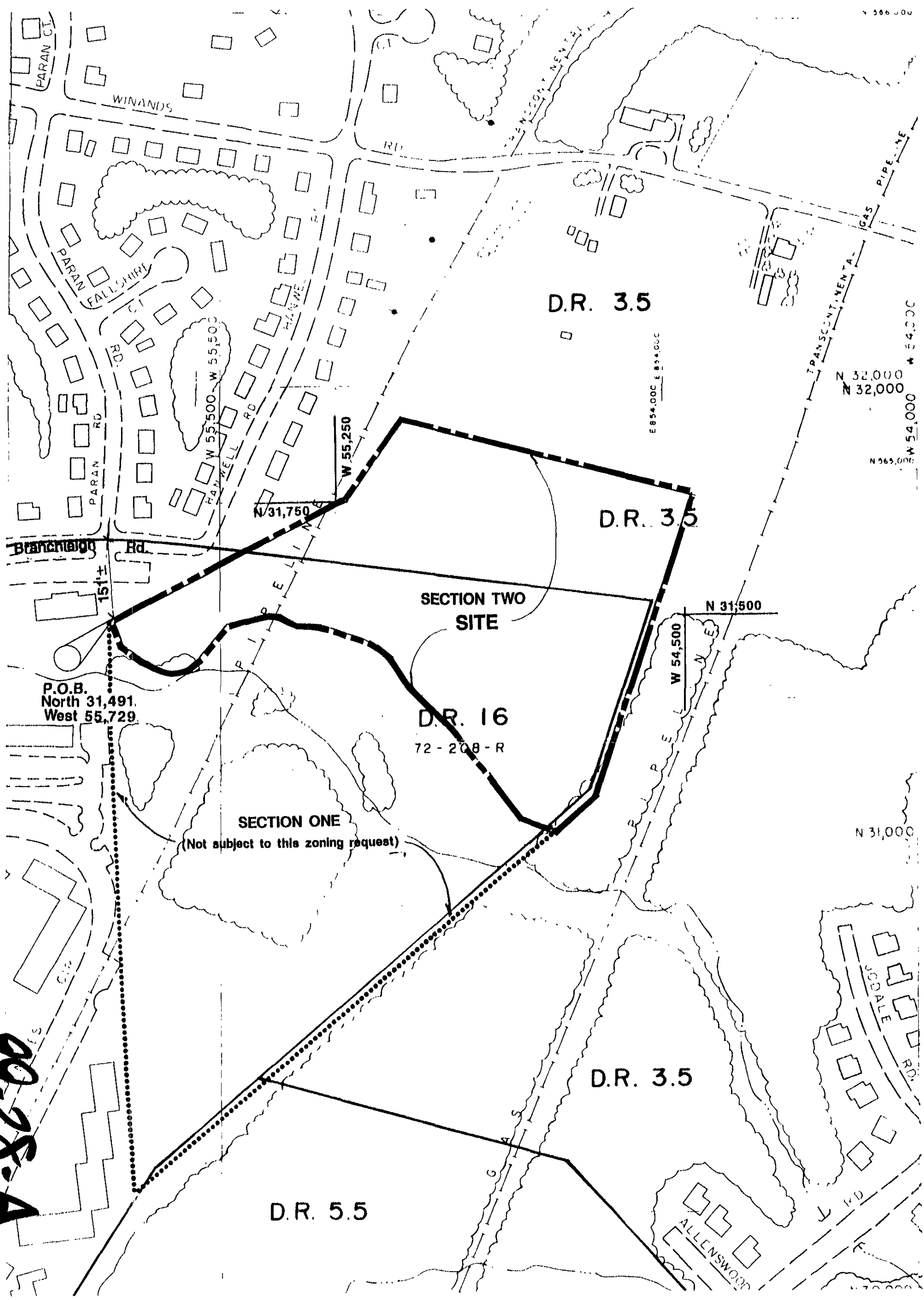
PROJECT NUMBER
1913

DRAWING NUMBER
3B

FIRST FLOOR PLAN - Country Kitchen
OPTIONAL SUNROOM

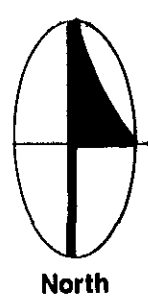
FIRST FLOOR PLAN - Peninsula Kitchen
OPTIONAL SUNROOM

99-28-A



DEER RUN Section Two

1996 Baltimore County 200' Scale Zoning Map (NW 7-J)
Exhibit To Accompany Zoning Petition



D.S. THALER & ASSOC., INC.

CIVIL ENGINEERS
LANDSCAPE ARCHITECTS

7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(410) 944-8900 (410) 944-3847

DST
A

SURVEYORS
LAND PLANNERS

John -

I believe that this
is OK because:

1: The last approved
plan (let's Ex No 1 in
case 99-28-A) shows the
rear yard setbacks
accurately; +

2: That plan supersedes
the f.d.p.

Call me.

JS

8/23/01

= Lanny
Schmidt

